



# TOWN OF PARADISE

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[www.townofparadise.com](http://www.townofparadise.com)

May 9, 2019

## ADMINISTRATIVE PERMIT

Bay Area Concrete LLC  
P.O. Box 2613  
Union City, CA. 94587

Subject: Bay Area Concrete-Paradise. Administrative Permit (PL19-00006); 951 American Way; AP No. 055-180-049 & -077

Attention: Tim Bauters, PhD., P.E.:

Pursuant to Chapter 17.23 of the Paradise Municipal Code, your application for an administrative permit to allow a "Scrap and Salvage Services" land use (Emergency Construction & Demolition/Inert Debris Processing Facility Operation) on property located at 951 American Way **is hereby authorized**, based on and subject to the following findings and conditions:

### FINDINGS

- A. The proposed project is statutorily and categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080(b)(3) and Section 15269 **[Emergency Project]** of the state CEQA guidelines.
- B. The proposed project, **as conditioned**, is consistent with the Industrial Service designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives, and policies of all General Plan elements.
- C. The project, **as conditioned**, is compatible with the surrounding and current existing land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

### GENERAL CONDITIONS

1. Any new outside light fixtures associated with the project shall be designed to not exceed a

height of twenty feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.

2. All activities associated with this facility shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.
3. The environmental controls for hazardous materials, noise, dust control, stormwater, and wastewater shall be in substantial conformance with the project description submitted with the project application on March 12, 2019 and on file with the Development Services Department.
4. The internal traffic plan shall be consistent with the revised circulation pattern submitted on May 1, 2019, with site ingress and egress from 951 American Way, on file with the Development Services Department.

### **CONDITIONS OF LAND USE**

5. **Prior to commencement of facility operations**, submit evidence thereof to the Town Engineer verifying that the project applicant has satisfactorily met the “traffic control & ingress/egress” requirements and comments of Cal-Trans District 3 in accordance with letter and subsequent email messages to the Town of Paradise dated March 29, 2019, April 18, 2019 and May 2, 2019, respectively.
6. Provide the Town Engineer with a copy of the approved, state-issued project industrial storm water permit **prior to commencement of land use operation**.
7. Hours and days of operation for the “Emergency Construction & Demolition/Inert Debris Processing Facility” land use shall comply with the project amendment dated and submitted April 1, 2019 on file with the Development Services Department.
8. Meet the requirements and comments of the Butte County Air Quality Management District in accordance with the letter to the Town of Paradise dated March 20, 2019 including fence-line monitoring of particulate matter to verify dust mitigation measures. Provide evidence thereof to the Town Development Services Department.
9. Town approval of the “Emergency Construction & Demolition/Inert Debris Processing Facility” land use shall be authorized for an operational period not exceeding eighteen (18) months beyond the date its administrative permit is in legal effect. Approximately forty-five days prior to the end of the initial land use operations period the Town of Paradise shall officially review and determine whether the subject land use may be sanctioned for an additional time period.

**Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise (PMC Section 17.45.250)**

May 9, 2019

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the date of the Planning Director's decision by filing your written appeal together with the appeal fee deposit of \$117.38 to the Development Services Department. If no appeal is filed within the time period, your modified administrative permit will be deemed approved.

If you have any questions regarding this matter, please do not hesitate to contact Town planning division staff at 530-872-6291 ext. 114, Monday through Thursday.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Hartman", with a stylized, cursive script.

Susan Hartman  
Acting Planning Director

Cc: Tim Bauters, TBI Engineering, 480 Tan Oak Terrace, Sunnyvale, CA. 94086  
Chuck Horning, 4425 Jamboree Rd Ste 250, Newport Beach, CA 92660

## PROJECT AMENDMENT

### Description of Amendment

The hours of operation of the proposed **Type A inert** demolition debris from demolition construction projects and the **Construction demolition inert debris (CDI, scrap metal)** facility as described in the project description document dated February 2019 are amended as noted below which would meet the Town of Paradise noise ordinance.

*The Town of Paradise noise ordinance requires that concrete crushing activities be ceased when noises are generated across property lines between 7:00 p.m. and 6:00 a.m. Monday through Saturday and all day on Sundays and holidays.:*

### Hours of Operation

The applicant is seeking a temporary permit to operate from 6.00 AM till 7.00 PM Monday to Saturday, **no** facility operational activities (which generate noise across property lines) outside the above-mentioned hours (which is from 7.00 PM till 6.00 AM) and on Sundays and Holidays.

Respectfully,



Tim Bauters, PhD, PE  
Director of Engineering and Environmental Compliance  
Bay Area Concrete LLC dba Slurry Solutions